EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 7 Grafton St., Chevy Chase  Meeting Date: 4/10/2019
Chevy Chase Village Historic District
Applicant: Robert and Patricia Baptiste  Public Notice: 3/27/2019
Review: HAWP  Tax Credit: n/a
Case Number: 35/13-19I  Staff: Dan Bruecher

PROPOSAL: Site Wall Construction

STAFF RECOMMENDATION:

☑ Approve
☐ Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource to the Chevy Chase Village Historic District
STYLE: Colonial Revival
DATE: 1892-1916

Figure 1:
PROPOSAL

The applicant proposes to construct a free-standing 3’ (three foot) tall stone wall in the northeast (right rear) corner at the rear lot. The wall is 23’ (twenty-three feet) in total length. The wall will be 2’ (two feet) from the property boundary and will not impact any existing trees.

APPLICABLE GUIDELINES:

The Expedited Staff Report format may be used on the following type of cases:

2. Modifications to a property, which do not significantly alter its visual character.

Montgomery County Code; Chapter 24A-8

(b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

(1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or

(2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or

(3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located;

Secretary of the Interior’s Standards for Rehabilitation

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.

STAFF RECOMMENDATION

Staff recommends that the Commission approve the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), and (3); having found that the proposal is consistent with the Secretary of the Interior’s Standards for Rehabilitation (specifically, Standard 2), and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A; and with the general condition that the applicant shall present the 3 permit sets of drawings, if applicable to Historic Preservation Commission (HPC) staff for review and stamping prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits.
HISTORIC PRESERVATION COMMISSION
301/563-3400
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact: Patricia Baptiste, Phone: 240-765-8744

Tax Account No.: 0345 7052

Name of Property Owner: Robert + Patricia Baptiste Phone No.: 301-654-7825

Address: 7 Grafton St., Chevy Chase MD 20815

Contractor: Flavia & Sons, Phone No.: 240-765-8744

Contractor Registration No.: M#IC 126334

Agent for Owner: ___________________________ Phone No.: ___________________________

LOCATION OF BUILDING/PREMIER

House Number: 7 Street: Grafton St.

Town/City: Chevy Chase Nearest Cross Street: Conn. Ave.

Lot: 14 Block: 2 S Subdivision: 009

Parcel: 4937 Folio: 810

PART I: THE PROJECT AND USE

1A. CHECK ALL APPLICABLE:

☐ Construction ☐ Alter/Remodel

☐ Move ☐ Wreck/Remove

☐ Revision ☐ Repair

☐ Revocable ☐ Fence/Wall (complete Section 4) ☐ Other:

1B. Construction cost estimate: $______

1C. If this is a revision of a previously approved action permit, see Permit #: ______

PART II: COMPLETE FOR NEW CONSTRUCTION AND EXTERIOR ADJUSTMENTS

2A. Type of sewage disposal: 01@WSSC 02@Septic 03@Other:

2B. Type of water supply: 01@WSSC 02@Well 03@Other:

PART III: COMPLETE FOR NEW FENCE/RETAINING WALL

3A. Height 3' feet 0 inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

☐ On party line/property line ☐ Entirely on land of owner ☐ On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and that I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Patricia A. Baptiste
Signature of owner or authorized agent

Date: 3/13/19

Approved: ___________________________ Disapproved: ___________________________

For Chairperson, Historic Preservation Commission

Signature: ___________________________ Date: ___________________________

Application/Permit No.: ___________________________ Date Filed: ___________________________ Date Issued: ___________________________

SEE REVERSE SIDE FOR INSTRUCTIONS
THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.

1. WRITTEN DESCRIPTION OF PROJECT
   a. Description of existing structure(s) and environmental setting, including their historical features and significance:

   The area for which an HAWP is requested is currently at the far extreme rear, east corner of the property, over 50’ from the north-east rear corner of the house. The area planned for the wall is currently faced on the two sides by the unattractive, 5’ fences of the properties at 2 Hesketh Street and 5 Grafton Street.

   b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

   We propose to install a 3’ free-standing, masonry wall, faced with stone, at the rear northeast corner of the property. The wall will be 2’ off the property line (entirely within our property) and will measure approximately 12’ at the northern face and 11’ at the eastern face.

2. SITE PLAN
   Site and environmental setting, drawn to scale. You may use your plot. Your site plan must include:
   a. the scale, north arrow, and date;
   b. dimensions of all existing and proposed structures; and
   c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS
   You must submit 2 copies of plans and elevations in a format no larger than 8.5” x 11”. Plans on 8 1/2” x 11” paper are preferred.
   a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
   b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and features proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS
   General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS
   a. Clearly labeled photographic prints of each facade of existing resource, including details of the effected portions. All labels should be placed on the front of photographs.
   b. Clearly labeled photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY
   If you are proposing construction adjacent to or within the drip line of any tree 6” or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS
   For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question.

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABEL.
View to N

View to East

View of house from location of proposed wall

Baptiste
7 Grafton St
p 4

Location of proposed wall
<table>
<thead>
<tr>
<th>Owner's mailing address</th>
<th>Owner's Agent's mailing address</th>
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<tbody>
<tr>
<td>7 Grafton St</td>
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<tr>
<td>Chevy Chase, MD 20815</td>
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<th>Adjacent and confronting Property Owners mailing addresses</th>
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<tr>
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